

THE VILLAGE AT SIMPSON SPRINGS

PLAT "A" - SECOND AMENDMENT

SUBDIVISION

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SW1/4 SEC. 20, T5S R1W, SLB&M

LINE	LENGTH	BEARING
L1	25.84	N69°30'15"W
L2	48.78	S08°11'36"W
L3	28.63	N54°18'21"W
L4	61.51	N70°44'21"E
L5	64.91	N03°49'58"W
L6	20.56	S40°40'12"E
L7	50.95	S76°17'30"E
L8	62.36	N52°32'22"E
L9	33.11	S58°05'10"W
L10	32.59	S60°35'54"E
L11	61.46	S15°05'24"E
L12	110.50	S08°19'31"E
L13	17.34	N78°42'41"W
L14	18.24	S68°46'27"W
L15	74.57	S13°10'58"W
L16	97.83	N09°24'45"E
L17	49.19	N18°58'52"E
L18	16.37	S77°43'08"E
L19	17.93	N71°34'39"W
L20	58.20	N16°59'20"W

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	BEARING
2	18.20	9.12	125.00	8°20'29"	18.18	N85°49'45"E
3	17.04	9.57	15.00	65°05'06"	16.14	N49°06'58"E
5	17.04	9.57	15.00	65°05'43"	16.14	N03°40'45"W
6	88.16	45.03	175.00	285°1'45"	87.23	S14°25'53"W
7	23.56	15.00	15.00	90°00'00"	21.21	N45°00'00"E
8	64.59	32.50	235.00	15°44'49"	64.38	S82°07'36"W
9	22.54	14.02	15.00	86°06'52"	20.48	S62°41'23"E
10	20.42	12.15	15.00	78°00'16"	18.88	N16°47'05"E
11	137.31	70.68	235.00	33°28'38"	135.36	S39°02'54"W
12	21.15	12.76	15.00	80°47'35"	19.44	N62°42'23"E
13	65.29	33.17	150.00	24°56'24"	64.78	N89°21'23"W
14	8.42	4.21	125.00	3°51'34"	8.42	S23°06'43"E
15	46.21	23.37	125.00	21°10'56"	45.95	S10°35'28"E
16	78.54	50.00	50.00	90°00'00"	70.71	S45°00'00"W
17	21.84	10.94	150.00	8°20'29"	21.82	N85°49'45"E
18	34.76	17.66	80.00	24°53'55"	34.49	S04°06'32"W
19	38.96	19.87	80.00	27°54'01"	38.57	S21°17'25"E
20	4.37	2.18	80.00	3°07'34"	4.36	S34°40'38"E
21	16.86	9.45	15.00	64°25'09"	15.99	N66°07'55"W
22	25.48	12.76	175.00	8°20'29"	25.45	N85°49'45"E
23	39.27	25.00	25.00	90°00'00"	35.36	S45°00'00"W
24	34.24	17.29	100.00	19°37'15"	34.08	S09°48'37"E
25	58.17	29.45	150.00	22°13'03"	57.80	S11°06'32"E
C1	117.81	75.00	75.00	90°00'00"	106.07	S45°00'00"W
C4	73.72	39.71	80.00	52°47'55"	71.14	S09°50'28"E

- LEGEND
- COMMON AREAS & FACILITIES
 - PRIVATE AREA
 - BOUNDARY SEGMENT TO EAGLE MOUNTAIN CITY
 - SECTION CORNER
 - MONUMENT TO BE SET
 - SEE CAME DATA
 - 2006 EAST ADDRESS LABEL

TABULATIONS

1. TOTAL ACREAGE	3.2582 ACRES
2. OPEN SPACE ACREAGE	1.6868 ACRES
3. STREET R/W ACREAGE	0.6583 ACRES
4. LOT ACREAGE	0.9131 ACRES
5. TOTAL NUMBER OF UNITS	22
6. AVERAGE UNIT SIZE	1,808 S.F.

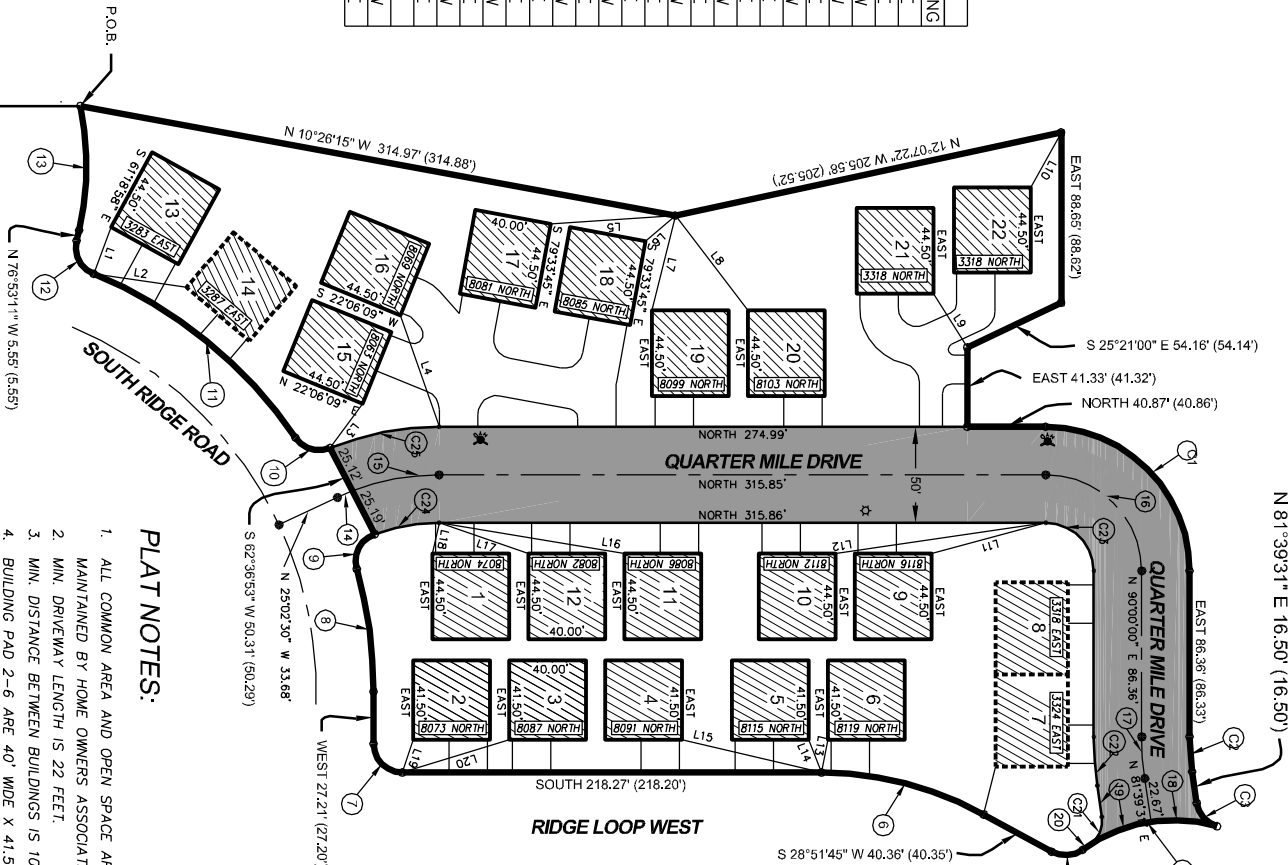
SOUTHWEST CORNER
SECTION 20
TOWNSHIP 5 SOUTH,
RANGE 1 WEST, SALT
LAKE BASE & MERIDIAN

S 89°02'40" E, ALONG THE SECTION 506.81'

BASIS OF BEARING

S 89°02'40" E, ALONG THE SECTION 2732.25'

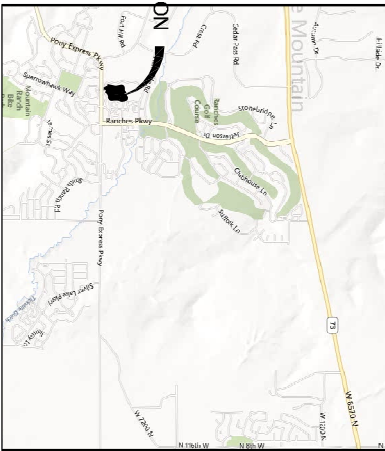
NORTH 197.26' (197.20')



PLAT NOTES:

- ALL COMMON AREA AND OPEN SPACE AREAS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- MIN. DRIVEWAY LENGTH IS 22 FEET.
- MIN. DISTANCE BETWEEN BUILDINGS IS 10 FEET.
- BUILDING PAD 2-6 ARE 40' WIDE X 41.5' DEEP
- BUILDING PAD 7 & 8 ARE 48'0" WIDE BY 37.67' DEEP
- BUILDING PAD 14 43.0 WIDE BY 37.67' DEEP
- BUILDING PAD 1, 9-13 15-22 ARE 40' WIDE BY 44.5 DEEP
- BUILDING PADS ARE PARALLEL AND PERPENDICULAR TO THE BASE LINE DIMENSION.

SITE LOCATION



EAGLE MOUNTAIN CITY VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE



PUBLIC SAFETY SERVICES ACCESS BLANKET EASEMENT

ALL OF THE COMMON AREAS AND LIMITED COMMON AREAS ARE SUBJECT TO A BLANKET EASEMENT OVER AND ACROSS THE COMMON AND LIMITED COMMON AREAS TO EACH BUILDING FOR PUBLIC SAFETY SERVICES INCLUDING BUT NOT LIMITED TO LAW ENFORCEMENT, FIRE, AMBULANCE, ANIMAL CONTROL, SERVICES, BUILDING AND ZONING ENFORCEMENT AND ALL REASONABLY RELATED SERVICES.

PLAT VACATION NOTICE

THE CITY OF EAGLE MOUNTAIN IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF THE VILLAGE AT SIMPSON SPRINGS PLAT "A" AMENDED AND THAT THERE IS GOOD CAUSE FOR THE VACATION. THE VILLAGE AT SIMPSON SPRINGS PLAT "A" AMENDED IS HEREBY VACATED.

UTILITY DEDICATION

OWNER HEREBY OFFERS AND CONVEYS TO ALL MUNICIPAL AND PUBLIC UTILITIES AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AND RIGHTS OF WAY IN AND THROUGH THE COMMON AREAS, STREETS OR PORTIONS FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED MUNICIPAL AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS THERETO. ALL COMMON AND LIMITED COMMON AREAS ARE ENCUMBERED BY A PUBLIC UTILITIES EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY.

RESERVATION OF COMMON AREAS

OWNER, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES OR STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE LOTS WITHIN THIS DEVELOPMENT. THEIR GUESTS AND INVITEES AND THE SAME ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE PROVISIONS OF THE DECLARATION.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY _____ CHAIRPERSON, PLANNING COMMISSION

SURVEYORS CERTIFICATE

I, VICTOR E. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695 IN ACCORDANCE WITH UTAH CODE, TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW-DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE. THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE PEAK FREE ESTATES, A SUBDIVISION, THAT I HAVE VERIFIED ALL MEASUREMENTS, CALCULATIONS, AND RESULTS OF THIS SURVEY TO BE CORRECT AND ACCURATE AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

VICTOR E. HANSEN RLS 176695

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°02'40" EAST ALONG THE SECTION LINE 506.81 FEET AND NORTH 197.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. THENCE AS FOLLOWS:

NORTH 10°26'15" EAST 314.97 FEET; THENCE NORTH 12°07'22" WEST 205.58 FEET; THENCE EAST 88.65 FEET; THENCE SOUTH 25°21'00" EAST 54.16 FEET; THENCE EAST 41.33 FEET; THENCE NORTH 40°87' ANGLE OF 90°00'00" FOR 17.81 FEET (CHORD BEARS NORTH 45°00'00" EAST 106.07 FEET); THENCE EAST 88.36 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°26'15" FOR 18.20 FEET (CHORD BEARS NORTH 83°49'40" EAST 18.18 FEET); THENCE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'10" FOR 17.04 FEET (CHORD BEARS NORTH 49°05'58" EAST 16.14 FEET); THENCE ALONG AN ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°47'42" FOR 23.72 FEET (CHORD BEARS SOUTH 09°07'28" EAST 71.14 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°05'10" FOR 17.04 FEET (CHORD BEARS SOUTH 03°40'45" EAST 16.14 FEET); THENCE SOUTH 28°51'45" WEST 40.36 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°51'45" FOR 88.16 FEET (CHORD BEARS SOUTH 14°25'53" WEST 87.23 FEET); THENCE SOUTH 21°82'77 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS SOUTH 45°00'00" WEST 21.21 FEET); THENCE WEST 21.21 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°44'49" FOR 64.59 FEET (CHORD BEARS SOUTH 82°07'36" WEST 64.38 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°06'52" WEST 50.31 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°01'23" FOR 20.43 FEET (CHORD BEARS SOUTH 16°47'10" WEST 18.88 FEET); THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°28'38" FOR 137.31 FEET (CHORD BEARS SOUTH 39°03'33" WEST 135.36 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°47'35" FOR 21.15 FEET (CHORD BEARS NORTH 19°44'49" THENCE NORTH 76°53'17" WEST 5.55 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°59'24" FOR 63.29 FEET (CHORD BEARS NORTH 89°21'23" WEST 64.78 FEET) TO THE POINT OF BEGINNING.

AREA = 3,2582 ACRES

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-94-607 UTAH CODE, WITHOUT CONDO, HEREBY RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, (P.O.S.), PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

PRINTED NAME

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC

MAYOR _____ CITY ATTORNEY _____
CITY ENGINEER (SEE SEAL BELOW) _____ CLERK/RECORDER (SEE SEAL BELOW)

THE VILLAGE AT SIMPSON SPRINGS

A PLANNED UNIT DEVELOPMENT

INCLUDING A VACATION OF THE VILLAGE AT SIMPSON SPRINGS

PLAT "A" AMENDED
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SW1/4 SEC. 20, T5S R1W, SLB&M

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

H&H
ENGINEERING AND
SURVEYING, INC.
2833 JAY HAN ST., SUITE 2, AMERICA, UTAH 84004
TEL: (801) 796-2455 FAX: (801) 796-4489